

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Montgomery County**

State: **PA**

PJ's Total HOME Allocation Received: **\$22,119,090**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State: 29				
% of Funds Committed	100.00 %	99.53 %	1	96.45 %	100	100	
% of Funds Disbursed	86.71 %	93.38 %	28	87.93 %	33	34	
Leveraging Ratio for Rental Activities	3.64	4.82	18	4.73	34	40	
% of Completed Rental Disbursements to All Rental Commitments***	98.94 %	93.07 %	16	83.38 %	61	53	
% of Completed CHDO Disbursements to All CHDO Reservations***	73.12 %	72.02 %	19	70.15 %	48	47	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	79.96 %	81.70 %	14	80.67 %	38	37	
% of 0-30% AMI Renters to All Renters***	32.62 %	37.14 %	17	45.30 %	27	27	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.79 %	98.39 %	14	95.32 %	59	59	
Overall Ranking:			In State:	16 / 29	Nationally:	59 58	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$11,532	\$19,552		\$26,635	938 Units	74.80 %	
Homebuyer Unit	\$42,536	\$16,147		\$14,938	74 Units	5.90 %	
Homeowner-Rehab Unit	\$18,946	\$16,057		\$20,675	25 Units	2.00 %	
TBRA Unit	\$9,449	\$5,906		\$3,216	217 Units	17.30 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Montgomery County PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$48,091	\$132,989	\$21,042
State:*	\$97,193	\$39,590	\$16,244
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 1.6 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.08

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	87.0	53.4	40.0	52.6	Single/Non-Elderly:	8.5	39.7	24.0	94.7
Black/African American:	9.4	32.9	60.0	47.4	Elderly:	85.0	0.0	48.0	5.3
Asian:	2.0	0.0	0.0	0.0	Related/Single Parent:	4.6	34.2	12.0	0.0
American Indian/Alaska Native:	0.1	0.0	0.0	0.0	Related/Two Parent:	1.8	24.7	16.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	1.4	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	1.4	0.0	0.0					
Black/African American and White:	0.1	2.7	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.1	4.1	0.0	0.0					
Asian/Pacific Islander:	0.1	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	1.2	5.5	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	69.7	19.2	40.0	94.7	Section 8:	32.1	2.7 [#]		
2 Persons:	23.0	26.0	36.0	5.3	HOME TBRA:	0.0			
3 Persons:	4.1	28.8	4.0	0.0	Other:	13.7			
4 Persons:	2.1	15.1	12.0	0.0	No Assistance:	54.3			
5 Persons:	0.5	8.2	4.0	0.0					
6 Persons:	0.5	2.7	4.0	0.0					
7 Persons:	0.1	0.0	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			21	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Montgomery County

State: PA

Group Rank: 59
 (Percentile)

State Rank: 16 / 29 PJs

Overall Rank: 58
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	98.94	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	73.12	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	79.96	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	99.79	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	2.02	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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